

BEGINNING for the same at a point in the water's edge of Forked Creek; said point of beginning being further located at the division line between the Philip W. Keister Property, J. H. H. 420, folio 68, and a conveyance from Monroe Schloss and Sarah, his wife, to Harry C. Blumenthal, by deed dated December 2, 1964, and recorded among the Land Records of Anne Arundel County, Maryland, in Liber L. N. P. 1817, folio 430; said point being further located at the beginning of the North 30° 54' 59" West 298.58 foot line of the above mentioned conveyance to Harry C. Blumenthal;

THENCE leaving said Forked Creek and running from the place of beginning so fixed and with the division line between the above mentioned Keister property and the Harry C. Blumenthal property, North 30° 54' 59" West 298.58 feet to a point;

THENCE running North 26° 30' 59" West 64.50 feet to a point;

THENCE running South 79° 04' 25" West 34.69 feet to a point;

THENCE leaving said Keister property and running with the outlines of the above mentioned conveyance to Harry C. Blumenthal, North 08° 25' 53" West 170 feet more or less, to a point;

THENCE running North 42° 41' 56" West 244 feet, more or less, to a point at the end of Holly Ridge Drive;

THENCE running with part of said Holly Ridge Drive, North 47° 18' 04" East 20.0 feet to a point;

THENCE leaving said Holly Ridge Drive and running South 42° 41' 56" East 12.0 feet to a point; said point being at the division line between the J. S. Gillespi, Jr. property, M.S.H. 2039, folio 344, and the Harry F. Vultanski property, M.S.H. 2008, folio 414;

THENCE leaving said Gillespi property and running with the outlines of the above Vultanski property, South 42° 41' 56" East 201.0 feet;

THENCE running North 75° 00' 48" East 71.0 feet, South 35° 12' 46" East 89.77 feet to a point;

THENCE North 86° 23' 30" East 27.0 feet to a point at the division line between the above mentioned Vultanski property and the Community Beach property (1987, folio 591);

THENCE leaving the Vultanski and running with the western outline of the Community Beach property, South 08° 07' 48" East 11.0 feet and South 24° 06' 06" East 27.16 feet to a point; said point being at the division between the above Community Beach property and the Peter H. Rheinsein property, M.S.H. 2446, folio 415;

THENCE leaving said Community Beach property and running with the outlines of said Rheinsein property, South 89° 31' 15" West 24.0 feet to a point;

THENCE running South 35° 13' 03" East 20.81 feet to a point, South 47° 06' 16" East 19.10 feet to a point, South 05° 08' 02" East 43.87 feet to a point, South 15° 52' 54" East 30.0 feet to a point, South 80° 55' 56" East 112.50 feet to a point in the South 15° 41' 22" West 55.32 foot line of the above mentioned conveyance to Harry C. Blumenthal, L.N.P. 1817, folio 431; said point being further located at the water's edge of said Forked Creek;

THENCE leaving said Rheinsein property and running with the water's edge of Forked Creek and with part of the above mentioned 55.32 foot line of said conveyance to Blumenthal, South 15° 41' 22" West 27.32 feet to a point, South 07° 33' 10" East 74.25 feet to a point, South 13° 27' 43" West 80.33 feet to a point, South 06° 30' 03" West 123.30 feet to a point, South 74° 59' 09" West 25.44 feet to a point, and South 04° 03' 56" East 14.25 feet to the place of beginning.

CONTAINING 1.83 acres, more or less, according to a description prepared by J.R. McCrone, Jr., Inc., Registered Professional Engineers and Land Surveyors, in July 1976, without the benefit of a field survey.

SAVING AND EXCEPTING however from the above described parcel all that lot of ground which was granted and conveyed by Harry C. Blumenthal and Linda A. Blumenthal, his wife to James H. Pinkus and Joan Pinkus, his wife, by Deed dated April 29, 1966 and recorded among the Land Records of Anne Arundel County in Liber LNP No. 1969, folio 191.

SUBJECT, HOWEVER, to the use in common with others of the existing private road and circle as shown on the recorded Plat of Holly Point, recorded among the Land Records of Anne Arundel County in Liber FSR 15, folio 449, said private right-of-way now terminating into the existing Holly Ridge Road.

Address: 625 Holly Ridge Road, Severna Park, Md.